

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES

2025 CONSTRUCTION | 15-YEAR GROUND LEASE | SECOND LARGEST VALVOLINE OPERATOR | ABSOLUTE NNN



331 GENERATIONS WAY

Columbia, SC 29229



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

VALVOLINE

331 Generations Way | Columbia, SC 29229

EXCLUSIVELY LISTED BY



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±0.76 Acres

Lot Size



2025

Year Built/Renovated



±24,000

Vehicles Per Day



Absolute NNN

Lease Type

PROPERTY OVERVIEW

- **Brand New 15-Year Ground Lease:** The property is secured by a 15-year absolute NNN ground lease, providing long-term stability and eliminating landlord responsibilities. The lease features scheduled rental increases of 10% every 5 years.
- **Top-Tier Franchisee Operator (192 Locations):** The location is operated by Quality Automotive Services, headquartered in Charlotte, NC, the second-largest Valvoline franchisee with 192 locations across 13 states.
- **Strategic Location:** This location is strategically situated at the signalized intersection of Hard Scrabble Rd and Lee Rd, benefiting from high traffic volumes with approximately ±24,000 vehicles per day on Hard Scrabble Rd. Additionally, the property is across the street from a Publix Super Market (Rice Creek Village) and new Starbucks Coffee. It is also surrounded by a strong mix of national and regional retailers, including O'Reilly Auto Parts, Walgreens, Mavis Tires & Brakes, Spinx Gas Station, Bank of America, Wendy's, McDonald's, and Planet Fitness. Recent additions to the development include Guthrie's Fried Chicken and AcharaVet Clinic, highlighting ongoing growth and investment in the area.
- **Significant Area Growth:** Columbia, South Carolina has experienced population growth, and is expected to continue growing in the future. The city's growth is driven by factors such as the University of South Carolina, the city's central location, and its transportation infrastructure. In 2023, South Carolina had the fastest rate of population growth in the United States and Columbia was injected with \$2.37 billion of investments in 2023.
- **Strong Demographics:** The location boasts strong demographics, with a population of 61,673 and an average household income of \$94,561 within a 3-mile radius. Expanding to a 5-mile radius, the population grows to 112,149 residents, underscoring the area's strong consumer base.



FINANCIAL SUMMARY



\$1,545,454
LIST PRICE



5.50%
CAP RATE



±15 Years
LEASE TERM REMAINING



\$85,000
NOI

TENANT SUMMARY

Tenant Trade Name	Valvoline
Type of Ownership	Ground Lease
Lease Guarantor	Quality Automotive Services, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Original Lease Term	15 Years
Estimated Rent Commencement	4/15/2025
Term Remaining on Lease	±15 Years
Increases	10% Every 5 Years
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

PERIOD	YEARS	MONTHLY RENT	ANNUAL RENT INCREASES	CAP	
Initial	1-5	\$7,083.33	\$85,000.00	-	5.50%
Initial	6-10	\$7,791.66	\$93,500.00	10%	6.05%
Initial	11-15	\$8,570.83	\$102,850.00	10%	6.66%
Option 1	16-20	\$9,427.91	\$113,135.00	10%	7.32%
Option 2	21-25	\$10,370.70	\$124,448.50	10%	8.05%
Option 3	26-30	\$11,407.77	\$136,893.35	10%	8.86%
Option 4	31-35	\$12,548.55	\$150,582.68	10%	9.74%





THE SHORES AT ELDERS POND
612 UNITS



NATIONAL AUTOMOTIVE
TENANT



SUBJECT PROPERTY



AVAILABLE

MULTI-TENANT
BANK & QSR

HARD SCRABBLE RD ± 24,000 VPD



RICE CREEK ELEMENTARY
737 STUDENTS

RIDGE VIEW HIGH SCHOOL
1,711 STUDENTS



RICE CREEK VILLAGE

Publix
Great Clips®
GNC LIVE WELL
ups
Pizza Hut
H&R BLOCK

UPSCALE CUTS & NAILS



SUMMIT COMMONS

US WINGS & DELI
FOOD LION
Michael's CLEANERS
CANAL COFFEE CO.
Republic FINANCE
FAMILY DOLLAR



LEE RD ± 11,600 VPD

MULTI-TENANT
BANK & QSR

AVAILABLE

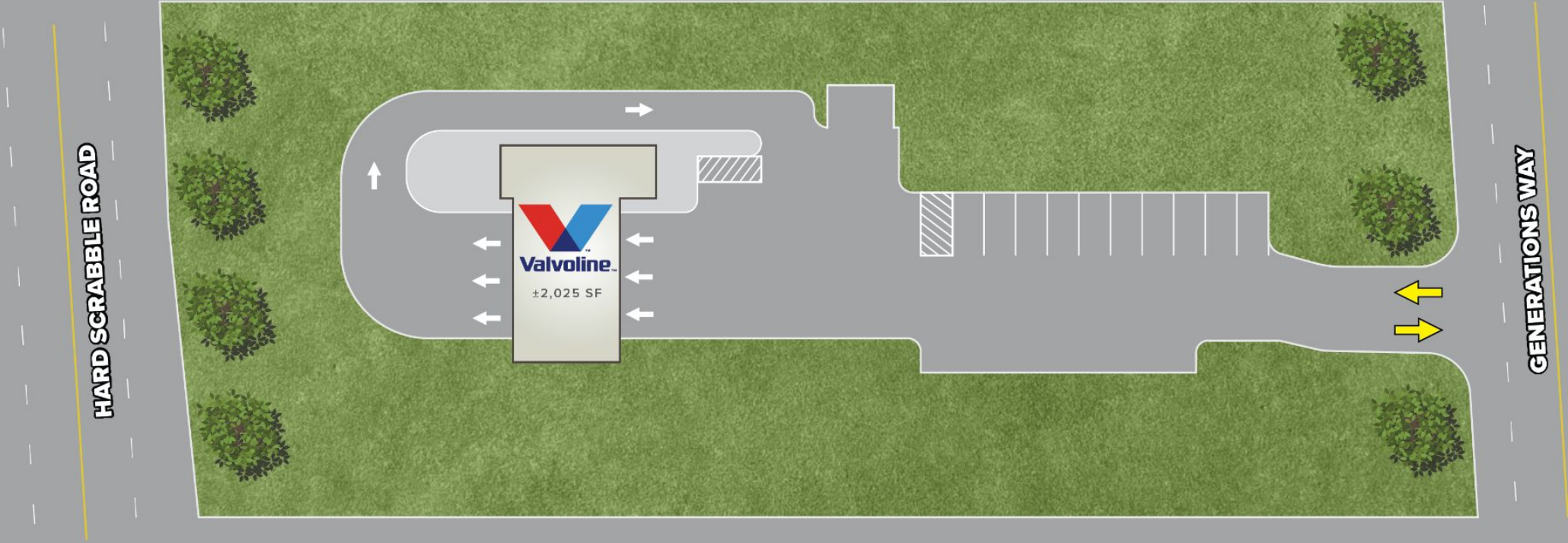


Guthrie's

HARD SCRABBLE RD ± 24,000 VPD

AcharaVet
Caring for pets and those who care for them

SITE PLAN



PROPERTY PHOTOS





TENANT PROFILE

Valvoline™ Global Operations is a worldwide leader in automotive and industrial solutions, creating future-ready products and best-in-class services for partners around the globe. Established in 1866, they introduced the world's first branded motor oil, claiming their position as The Original Motor Oil. As The Original, they've been innovating to solve problems for over 150 years. With sales in more than 140 countries and territories, their solutions are available for every engine and drivetrain, including high-mileage and heavy-duty vehicles, offered at more than 80,000 locations. And they're committed to powering the future of mobility for vehicles with electric, hybrid and internal combustion powertrains – today and as we move forward.

They are now a part of ARAMCO, one of the world's largest integrated energy and chemicals companies. The strategic partnership creates a powerful combination to drive unparalleled product innovation and sustainable business solutions. They will continue to operate from their U.S. headquarters, providing the high-quality lubricants you know and trust.

HEADQUARTERS
Lexington, KY

YEAR FOUNDED
1866

OF LOCATIONS
1,800+

MARKET OVERVIEW

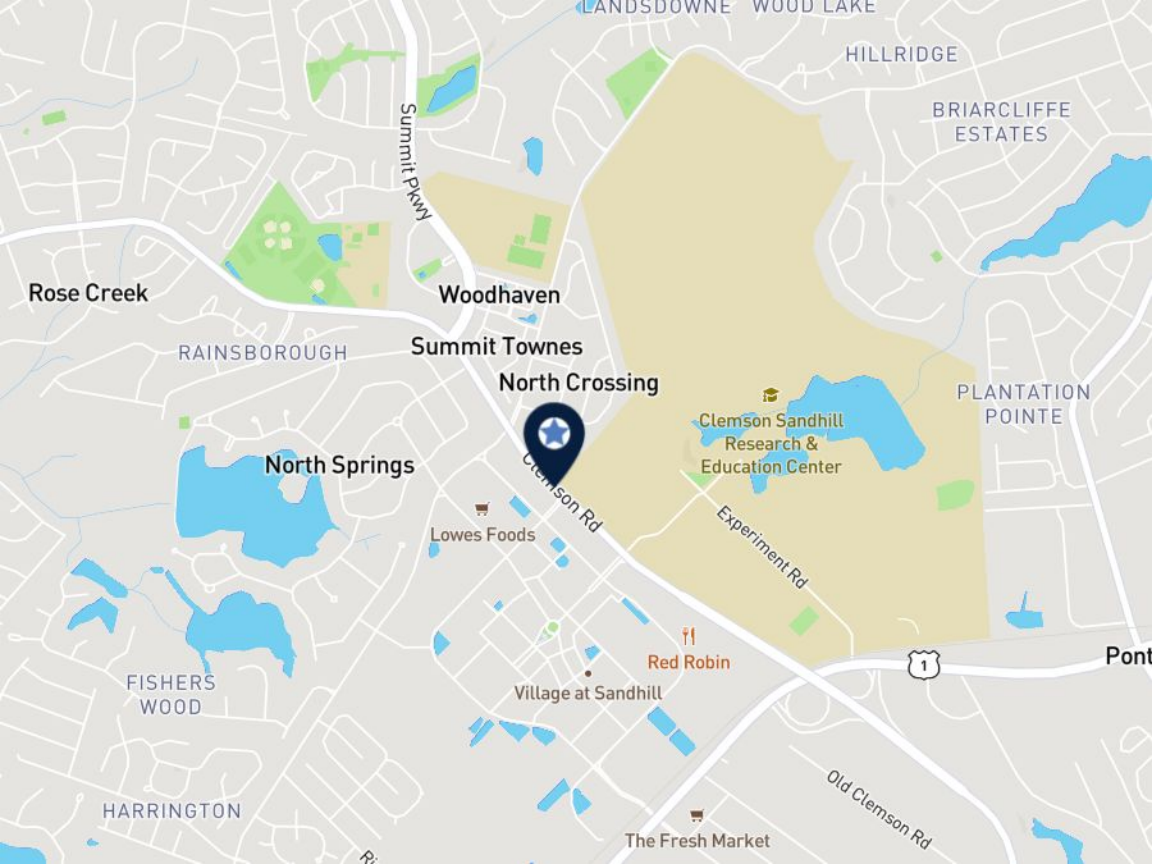
COLUMBIA, SC

As the state capital, Columbia is a city shaped by both forward-thinking innovation and long-standing traditions.

With nearly 800,000 residents across its metropolitan area spanning six counties, Columbia is South Carolina's second-largest city. It offers a broad range of attractions that fuel tourism and economic growth, including historical landmarks, museums, art galleries, convention centers, and performing arts venues. The city is also home to the University of South Carolina, a key driver of education and industry.

Ranked as the largest university in the Carolinas, the University of South Carolina enrolls nearly 35,000 students on its Columbia campus. These students pursue degrees in fields such as medicine, law, and engineering—industries that continue to shape the city's economy and future.

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	6,276	66,626	121,509
Current Year Estimate	5,914	61,673	112,149
2010 Census	5,406	53,041	94,298
Growth Current Year-Five Year	6.12%	8.03%	8.35%
Growth 2010-Current Year	9.40%	16.27%	18.93%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	2,499	24,274	44,999
Current Year Estimate	2,337	22,584	41,671
2010 Census	2,090	19,772	35,439
Growth Current Year-Five Year	6.93%	7.48%	7.99%
Growth 2010-Current Year	11.82%	14.22%	17.59%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$87,231	\$94,561	\$89,899



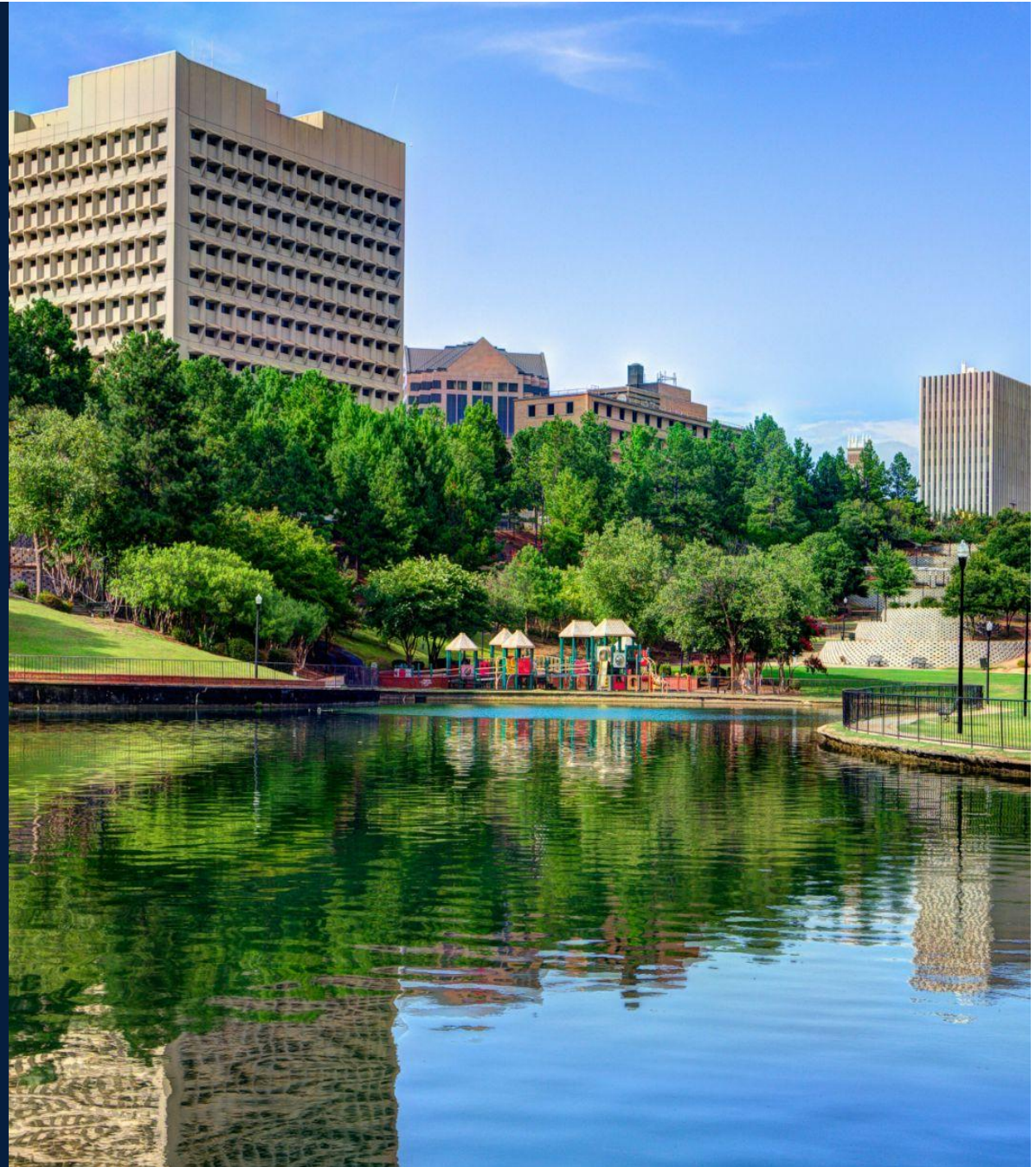
ECONOMY & DEVELOPMENTS

With major Fortune 500 Corporations headquartered in the region, Columbia was recently rated as one of the top 4 cities for millennials. Due to this reliable channel of talent and highly educated individuals residing in the area, Columbia continues to surge with opportunity and has secured itself as one of the fastest-growing hubs in target industries like insurance, technology, software, IT services, retail, and hospitality.

Columbia is thriving with innovative entrepreneurial culture creating long-term economic stability within these major institutions. Economists remain confident the job market will remain strong and positive growth will continue to be seen.

Many residential and commercial developments are expected to be completed in Columbia over the next few years. With the growing population of millennials residing in Columbia, city leaders acknowledge the need to stimulate the development of new and exciting real estate projects that will benefit the entire community.

Developers have created a framework for future developments to stimulate commercial real estate investment on large-scale projects to revamp retail businesses, restaurants, workplaces, and parking.





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